179.0	0002	0018.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	596,700 /	596,700
					USE VALUE:	596,700 /	596,700
					ASSESSED:	596,700 /	596,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
193		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	193 SYLVIA ST LLC
Owner 2:	
Owner 3:	
Street 1:	47 SWAN RD
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	ABAR COLETTA E/ESTATE -
Owner 2:	-
Street 1:	193 SYLVIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1306 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	197,700		399,000	596,700
Total Card	0.115	197,700		399,000	596,700
Total Parcel	0.115	197,700		399,000	596,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 457.03 | /Parcel: 457.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 121406
GIS Ref:
GIS Ref:
Insp Date: 07/20/18

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	197,700	0	5,000.	399,000	596,700	596,700	Year End Roll	12/18/2019
2019	101	FV	173,000	0	5,000.	393,300	566,300	566,300	Year End Roll	1/3/2019
2018	101	FV	173,000	0	5,000.	302,100	475,100	475,100	Year End Roll	12/20/2017
2017	101	FV	173,000	0	5,000.	285,000	458,000	458,000	Year End Roll	1/3/2017
2016	101	FV	173,000	0	5,000.	262,200	435,200	435,200	Year End	1/4/2016
2015	101	FV	161,900	0	5,000.	245,100	407,000	407,000	Year End Roll	12/11/2014
2014	101	FV	161,900	0	5,000.	225,700	387,600	387,600	Year End Roll	12/16/2013
2013	101	FV	165,000	0	5,000.	225,700	390,700	390,700		12/13/2012

!14068!

PRINT

Date	Time
12/11/20	03:56:59

LAST REV

Date	Time
08/15/18	09:09:29
mmcmakin	
14068	

USER DEFINED

Prior Id # 1:	121406
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14068

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ABAR COLETTA E/	60806-86		12/24/2012	Estate/Div	371,000	No	No		
DOYLE JAMES	46888-342		1/27/2006	Family	1	No	No		
ABAR COLETTA E	44179-362		11/29/2004	Family	1	No	No		
	12036-376		6/12/1971			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/16/2013	547	Manual	2,000	C				
3/19/2013	385	Wood Dec	10,000					
2/13/2013	192	Heat App	10,000					
1/8/2013	25	Manual	41,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2018	MEAS&NOTICE	BS	Barbara S
6/14/2013	Info Fm Prmt	EMK	Ellen K
5/16/2013	Info Fm Prmt	EMK	Ellen K
3/11/2009	Inspected	189	PATRIOT
1/5/2009	Measured	345	PATRIOT
3/23/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	141.385
Other Features:	60959
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	268595
Depreciation:	70909
Depreciated Total:	197686

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

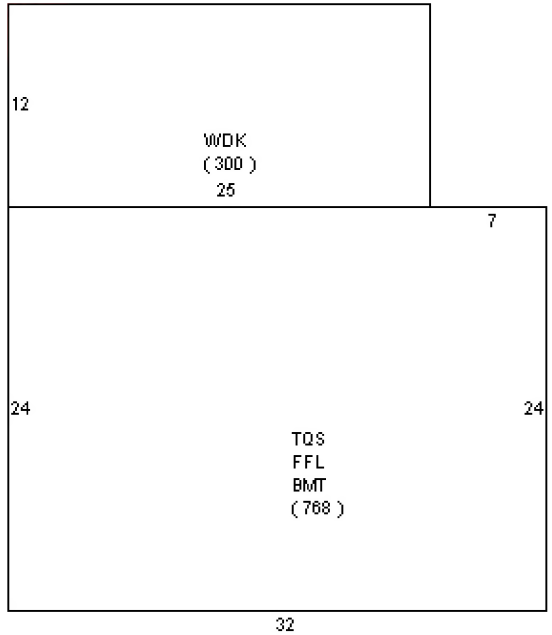
No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.38
Special Features:	0	Val/Su Net:	81.97
Final Total:	197700	Val/Su SzAd	147.10

SKETCH



Sum Area By Label :
TQS = 768
FFL = 768
BMT = 768
WDK = 300

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	61.710	47,397
FFL	First Floor	768	141.380	108,584
TQS	3/4 Story	576	84.830	48,863
WDK	Deck	300	9.310	2,793

Net Sketched Area:	2,412			Total:	207,637
Size Ad	1344	Gross Are	2604	FinArea	1306

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	
TQS	100	UNF	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---

IMAGE

AssessPro Patriot Properties, Inc